

OVER 60?

Secure this property
for up to **59% less!**



Guide Price

£825,000

Freehold

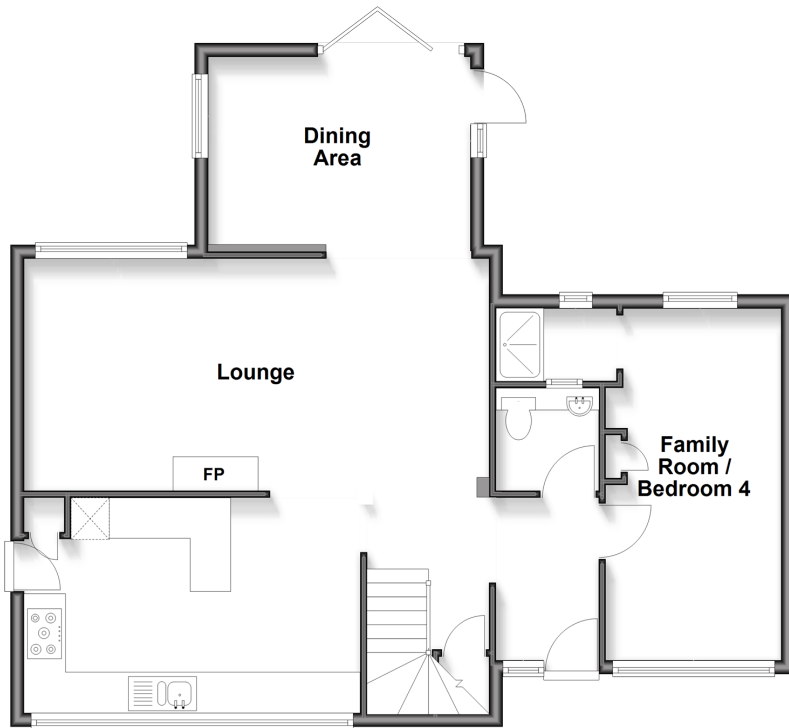
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Bramleys, Kingston, East Sussex, BN7

cubitt & west
Helping you move forwards

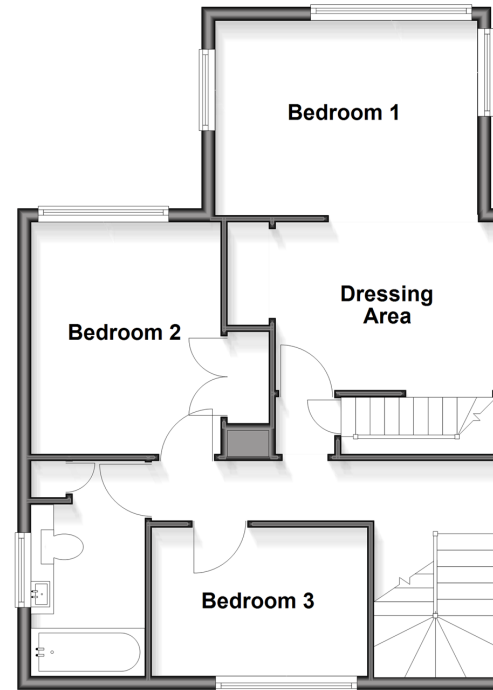
Ground Floor

Approx. 78.8 sq. metres (847.8 sq. feet)



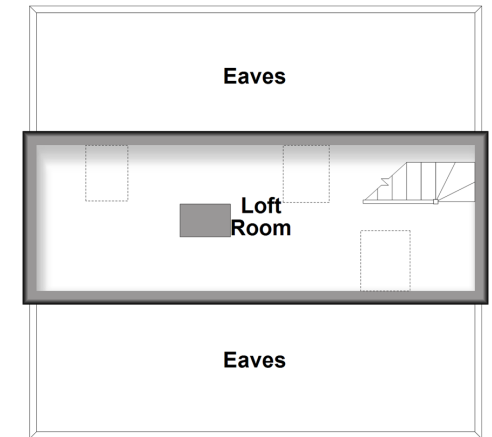
First Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



Second Floor

Approx. 13.7 sq. metres (147.3 sq. feet)



Accommodation

GROUND FLOOR

- Hallway
- Cloakroom
- Family Room/Bedroom 4: 16'9 x 8'6 (5.11m x 2.59m)
- Ensuite Shower Room
- Lounge: 22'8 x 11'6 (6.91m x 3.51m)
- Kitchen: 16'2 x 10'3 (4.93m x 3.13m)
- Dining Area: 13'6 x 8'10 (4.12m x 2.69m)

FIRST FLOOR

- Landing
- Bedroom 1: 18'4 x 13'0 (5.59m x 3.97m)
- Dressing Area
- Bedroom 2: 11'5 x 9'2 (3.48m x 2.80m)
- Bedroom 3: 10'4 x 7'3 (3.15m x 2.21m)
- Bathroom

SECOND FLOOR

- Loft Room: 21'5 x 5'6 (6.53m x 1.68m)

OUTSIDE

- Front & Rear Gardens
- Driveway



Main features

- A great family home with open plan living space & flexibility to use as you wish
- Planning application for annexe above existing converted garage SDNP/23/05310/HOUS
- Desirable village location at the foot of the South Downs
- Close to primary school & country pub
- Short drive to historic Lewes, mainline station & further amenities



Nearest Schools

Primary Schools: Iford and Kingston C of E Primary 0.2 miles, Southover CofE Primary 1.4 miles, St Pancras Catholic Primary 1.4 miles
Secondary Schools: Owlswick School 0.7 miles, Lewes Old Grammar School 1.6 miles



Transport Information

Train Stations: Lewes 1.8 miles, Falmer 3.0 miles, Cocksbridge 3.1 miles



Address

Bramleys, Kingston, East Sussex, BN7



Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: **B(31)** POTENTIAL: **B(39)**

23009024/20260226/MM/GH